



Senate

General Assembly

File No. 20

February Session, 2004

Substitute Senate Bill No. 152

Senate, February 27, 2004

The Committee on Education reported through SEN. GAFFEY of the 13th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT CONCERNING REQUIREMENTS FOR SCHOOL ROOFING PROJECTS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (b) of section 10-291 of the general statutes, as
2 amended by section 30 of public act 03-76 and section 6 of public act
3 03-220, is repealed and the following is substituted in lieu thereof
4 (*Effective from passage*):

5 (b) The Department of Education shall not approve a school
6 building project plan or site, as applicable, if:

7 (1) The site is in an area of moderate or high radon potential, as
8 indicated in the Department of Environmental Protection's Radon
9 Potential Map, or similar subsequent publications, except where the
10 school building project plan incorporates construction techniques to
11 mitigate radon levels in the air of the facility;

12 (2) The plans incorporate new roof construction or total replacement

13 of an existing roof and do not provide for the following: (A) A
14 minimum roof pitch of one-half inch per foot, except that for a total
15 replacement of an existing roof, the Commissioner of Education may
16 permit the minimum roof pitch to be reduced to one-quarter inch per
17 foot if the commissioner finds, based upon written certification from a
18 licensed architect or engineer provided by the town or regional board
19 of education, that (i) such reduction of roof pitch will not impede
20 drainage or cause pooling of water that may leak into the building to a
21 greater degree than that of a roof of a minimum roof pitch of one-half
22 inch per foot, (ii) the cost of replacing the roof with a minimum roof
23 pitch of one-half inch per foot would substantially exceed the cost of
24 replacing the roof with a minimum roof pitch of one-quarter inch per
25 foot, and (iii) the time needed to replace the roof with a minimum roof
26 pitch of one-half inch per foot would be substantially longer than the
27 time needed to replace the roof with a minimum roof pitch of one-
28 quarter inch per foot, (B) a minimum twenty-year unlimited
29 manufacturer's guarantee for water tightness covering material and
30 workmanship on the entire roofing system, (C) the inclusion of vapor
31 retarders, insulation, bitumen, felts, membranes, flashings, metals,
32 decks and any other feature required by the roof design, and (D) that
33 all manufacturer's materials to be used in the roofing system are
34 specified to meet the latest standards for individual components of the
35 roofing systems of the American Society for Testing and Materials;

36 (3) In the case of a major alteration, renovation or extension of a
37 building to be used for public school purposes, the plans do not
38 incorporate the guidelines set forth in the Sheet Metal and Air
39 Conditioning Contractors National Association's publication entitled
40 "Indoor Air Quality Guidelines for Occupied Buildings Under
41 Construction" or similar subsequent publications; or

42 (4) In the case of a new construction, extension, renovation or
43 replacement, the plans do not include a plan that the building
44 maintenance staff responsible for such facility are trained or are
45 receiving training or that the applicant plans to provide training in the
46 appropriate areas of plant operations including, but not limited to,

47 heating, ventilation and air conditioning systems pursuant to section
48 10-231e, with specific training relative to indoor air quality.

49 Sec. 2. (*Effective from passage*) Not later than June 30, 2004, any town
50 or regional board of education that on or after July 1, 2003, but before
51 the effective date of this section, (1) had plans approved by the
52 Department of Education for a total replacement of an existing roof, or
53 (2) submitted such plans as part of the school building project plan
54 approval process described in section 10-291 of the general statutes, as
55 amended by this act, may request an amendment to such plans
56 allowing for a reduction in roof pitch in accordance with the
57 procedures set forth in subparagraph (A) of subdivision (2) of
58 subsection (b) of said section 10-291.

This act shall take effect as follows:	
Section 1	<i>from passage</i>
Sec. 2	<i>from passage</i>

ED *Joint Favorable Subst.*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Effect	FY 05 \$	FY 06 \$
Education, Dept.	GF - Savings	Potential	Potential

Note: GF=General Fund

Municipal Impact:

Municipalities	Effect	FY 05 \$	FY 06 \$
All Municipalities	Savings	Potential	Potential

Explanation

This bill results in a potential savings to local and regional school districts in school construction costs. Since such costs are in part shared by the state there is also a potential savings to the state. The savings would occur, as a roof with lower pitch is generally less costly in the short-run. Since the commissioner of education will not be able to approve lowering the pitch to one-quarter inch from one-half inch unless certain conditions are met to ensure long-term cost effectiveness the bill thus results in an overall potential savings to local and regional school districts and the state.

OLR Bill Analysis

sSB 152

AN ACT CONCERNING REQUIREMENTS FOR SCHOOL ROOFING PROJECTS**SUMMARY:**

This bill allows the education commissioner to reduce the minimum roof pitch in school construction project plans submitted for the total replacement of existing roofs if certain conditions are met. It also provides a window for towns and regional boards of education to apply to reduce the roof-pitch in plans that have already been submitted or approved.

EFFECTIVE DATE: Upon passage

MINIMUM ROOF PITCH REQUIREMENTS FOR TOTAL REPLACEMENT OF EXISTING ROOFS

Current law prohibits the State Department of Education (SDE) from approving a school building project plan that incorporates a new roof construction or total replacement of an existing roof if it does not provide for a minimum roof pitch of one-half inch per foot. This bill reduces the minimum pitch for total replacement of an existing roof to one-quarter inch per foot with the education commissioner's approval.

The commissioner can approve the reduction from one half-inch to one-quarter inch per foot only if a town or regional board of education provides written certification from a licensed architect or engineer that all of the following conditions have been met:

1. the flatter roof will not be more likely than the steeper roof to impede drainage or cause pooling of water that may leak into the building;
2. it would cost substantially more to replace the roof with the steeper pitch; and
3. it would take substantially longer to replace the roof with the steeper pitch.

PLANS SUBMITTED OR APPROVED SINCE JULY 1, 2003

The bill allows towns or regional boards of education that have submitted or had total existing roof replacement project plans approved since July 1, 2003 to apply to the education commissioner before June 30, 2004 to reduce the roof pitch in their plans. July 1, 2003 is the date the current minimum roof pitch requirements took effect.

BACKGROUND***Related Bills***

HB 5177, raised by the Government Administration and Elections Committee, eliminates the minimum one-half inch roof pitch requirement for total replacement of existing roofs.

COMMITTEE ACTION

Education Committee

Joint Favorable Substitute

Yea 22 Nay 1